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THE ANDHRA PRADESH GAZETTE

PART - I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I 1)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO INDUSTRIAL USE ZONE IN ATHVELLY (V), MEDCHAL (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 147, Municipal Administration and Urban Development (I1), 2nd April, 2013.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified in Medchal Zone Segment Master Plan Area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 270-A, Part-I, dated: 10-05-2012, as required by sub-section (3) of the said Section.

VARIATION

The site in Survey No. 308 of Athvelly (V), Medchal (M), Ranga Reddy District to an extent of Ac. 5-31 gts. which is presently earmarked for Residential Use Zone in the notified in Medchal Zone Segment Master Plan Area is designated as Industrial use zone, **subject to the following conditions:**

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.

7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.

9. that the change of land use shall not be used as the proof of any title of the land.

10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

12. after demolition of the existing buildings, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal Authorities for obtaining permission.

13. that the applicant should from 40' wide BT road at his own cost from the site under reference to the main road.

14. that the applicant shall obtain No Objection Certificate from Andhra Pradesh Pollution Control Board.

15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH: Sy.Nos. 308 (P) and 307 of Athvelly Village.

SOUTH: Sy.No. 308 (P) of Athvelly Village.

EAST : Existing 40 feet WBM road and Sy.Nos. 309 and 310 of Athvelly Village.

WEST : Sy.No. 317 of Athvelly Village.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE IN NEW (AS PER THE NOTIFIED MASTER PLAN) OLD (AS PER LOCATION SKETCH ISSUED BY THE DEPUTY COLLECTOR & TAHSILDAR IT IS NEW SY.NOS.) OF TATTIKHANA VILLAGE, HAYATHNAGAR MANDAL, RANGA REDDY DISTRICT - REVISED NOTIFICATION - CONFIRMED.

[G.O.Ms.No. 148, Municipal Administration and Urban Development (I1), 3rd April, 2013.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Hayathnagar Zone for non-Municipal area of erstwhile HUDA area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 437, Part-I, dated: 02-08-2012, as required by sub-section (3) of the said Section.

VARIATION

The site in New Survey Nos. 28 (Part), 29, 30 (Part), 31 (Part), 27 (Part) and 32 (Part) (as per the notified Master Plan) old Sy.Nos. and Sy.Nos. 25 (Part), 34/1 (Part), 34/2, 33/2 (Part), 33/1 (Part) and 32 (Part) (as per location sketch issued by the Deputy Collector & Tahsildar it is new Sy.Nos.) of Tattikhana Village, Hayathnager

Mandal, Ranga Reddy District to an extent of about Acres 130.00 which is presently earmarked for Open Space use zone in the notified Master Plan of Hayathnagar zone for non-Municipal area of erstwhile HUDA area is designated as Residential use zone, **subject to the following conditions:**

1. the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall verify the ownership aspect for the entire layout area before regulation of plots under LRS.

2. the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall verify the ULC aspect in the matter as per rules before regulation of pots under LRS.

3. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.

4. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

5. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

6. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

7. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

8. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal Authorities for obtaining permission.

9. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

10. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.

11. that the change of land use shall not be used as the proof of any title of the land.

12. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

14. that the individual applicants shall pay the Change of Land Use charges from open space zone to Residential use zone / Processing charges.

15. that the applicants shall take necessary clearance from Lands section in ownership aspects and U.L.C. clearance.

16. the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall collect the pro-rata land use conversion charges (development charges) for change of land use for the entire layout area from the all plot owners while regularizing their plots under LRS.

17. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH: Old Survey No.34/1 (Part) and 25 (Part) or New Survey No.28 (Part) and 32 (Part) of Tattikhana Village, Hayathnagar Mandal.

SOUTH: Proposed 30.00 Meters road as per Master Plan after that Sy.No.73/1 of Tattiannaram Village.

EAST : Old Survey No.25 (Part), 32/2 (Part), 33/1 (Part) and 32 or New Survey Nos.32 (Part), 31 (Part) and 27 (Part) of Tattikhana Village.

WEST : Old Survey No.25 (Part) or New Survey No.32 (Part) of Tattikhana Village.

B. SAM BOB,
Principal Secretary to Government.

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